



THE
A-TEAM

**RE/MAX
FIRST**

292 CANALS Crossing, Airdrie T4B4L3

MLS®#: **A2196218** Area: **Canals** Listing Date: **02/22/25** List Price: **\$434,999**
 Status: **Active** County: **Airdrie** Change: **-\$14k, 25-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2023**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,507**
 Low Sqft:
 Ttl Sqft: **1,507**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Cleared,Landscaped,Street Lighting**
 Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	5`6" x 5`9"	Dining Room	Second	10`7" x 19`4"
Kitchen	Second	10`6" x 15`11"	Living Room	Second	9`9" x 18`8"
Furnace/Utility Room	Second	5`8" x 2`11"	4pc Bathroom	Third	4`11" x 8`5"
4pc Ensuite bath	Third	5`0" x 8`5"	Bedroom	Third	16`8" x 10`3"
Bedroom	Third	12`10" x 9`5"	Bedroom - Primary	Third	13`11" x 10`11"

Legal/Tax/Financial

Condo Fee:
\$339

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **1810351**

Remarks

Pub Rmks: **Welcome to this gorgeous end-unit townhouse With 1,507.89 sqft of thoughtfully designed space, this 3-bedroom, 2.5-bathroom home is the perfect blend of style and functionality. You'll love the convenience of a single attached garage plus an extra driveway parking spot . Moreover, vistor parkings also avaiable in front of unit. Located in a prime spot with stunning views of the Canal, this home feels both elegant and inviting. The open-concept main floor is bright and airy, wide-plank vinyl flooring, and plenty of natural light pouring in from the surrounding windows. The modern kitchen is a showstopper, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and a spacious island—perfect for meal prep, casual dining, or entertaining guests. Upstairs, the primary suite is your private retreat, complete with a 4-piece ensuite and a generous walk-in closet. Two more good-sized bedrooms, another full bathroom, and a conveniently located laundry room make everyday living a breeze. This low-maintenance home is in an amazing neighborhood with easy access to schools, shopping, parks, walking distance Tim hortons and 3-5 Minutes drive to all the amenities you need—plus, it's just a quick 15-minutes drive to Calgary and 20 minutes drive to Calgary Internaltional Airport. If you're looking for a stylish and comfortable place to call home, this one is a must-see. Book your private showing today!**

Inclusions:
Property Listed By: **N/A
Prep Ultra**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









